

Bangor, Maine

Community & Economic Profile 2010

Come join us!

RelocateAmerica.com named the City of Bangor to its 2010 list of America's Top 100 Places to Live. Qualities for its 2010 list included local leadership, employment opportunities, community commitment, real estate markets, green initiatives, recreational options and an overall high quality of life.

The "best place to live" accolade is among many the city has received including being named one of *Money magazine's* 25 best places to retire and *Children's Health Magazine's* top 25 places to raise a family. The 2009 *Children's Health* statistical analysis of cities around the country researched the factors that are most important to parents: safety, education, economics, housing, and health to come up with their list of 100 best places to raise a family

Money Magazine's 2009 selection factors included tax rates, recreational opportunities, medical care, arts and culture, housing costs, income and age ranges, job growth, fastest and slowest commutes, weather, air cleanliness and statistics regarding rich singles.

In the *Milken Institute's* annual ranking "2009 Best Performing Cities' Index", the Bangor Metro area reached 88. Rankings are based on wages and salaries growth, job growth, gross domestic product growth in the technology industry, and concentration of high tech industries.

Bangor is the economic center for all of central, northern and Downeast Maine. The combination of opportunity, affordability and urban amenities continually attracts professionals and businesses to the Bangor area. Come and see why Bangor was recognized by *Business Week* as one of America's twelve pockets of prosperity.

Bangor's Economic Development Staff is customer-friendly, and we will help you locate the resources you need so that you and your business may also enjoy prosperity in Bangor.

Bangor, Maine

Surprisingly Metro. Refreshingly Real.





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For more information about Bangor:

bangormaine.gov
downtownbangor.com
choosebangor.com
mainegateway.com
flybangor.com
bangorregion.com
bangorcvb.org
bangorinfo.com

City of Bangor website
Bangor Center Corporation
City Economic Development
Bangor Region Development Alliance
Bangor International Airport
Bangor Region Chamber of Commerce
Bangor Convention & Visitors Bureau

MUNICIPALITY

CITY COUNCIL VISION STATEMENT

BANGOR WILL CONTINUE TO BE THE HUB OF NORTHERN AND CENTRAL MAINE AND THE GATEWAY TO THE MARITIMES.

THE CITY IS COMMITTED TO ECONOMIC PROGRESS, CULTURAL RICHNESS, ENVIRONMENTAL STEWARDSHIP AND EDUCATIONAL EXCELLENCE.

The City of Bangor www.bangormaine.gov operates under a home rule charter originally adopted by the voters in 1931. This Charter outlines Bangor's Council-Manager form of government. The City Council, composed of nine individuals elected at-large on a non-partisan basis, is the governing body of the City and is responsible for establishing overall policy, adopting an annual budget, and providing general oversight to the City's operations. Councilors are elected to three-year terms and three positions on the Council are up for election each year in November. Once elected, Councilors are limited to two consecutive three-year terms. With the exception of the management of the city's primary and secondary schools, the City Council has responsibility for the conduct of the city's affairs.

The Bangor School Department www.bangorschools.net is a part of City Government. A separately elected School Committee is charged with the overall supervision and management of the Department. Composed of seven members elected at large for three-year terms, the School Committee appoints a Superintendent who manages the day to day affairs of the Department. The City Council's authority over the School Department is generally limited to approval of the Department's annual operating budget. The City of Bangor employs over 1,000 full-time and part-time persons. Approximately 50 percent of these persons are employed by the School Department.

The City's operating principles include responsiveness to our citizens, professionalism in our daily operations, and efficiency in providing services to our community.

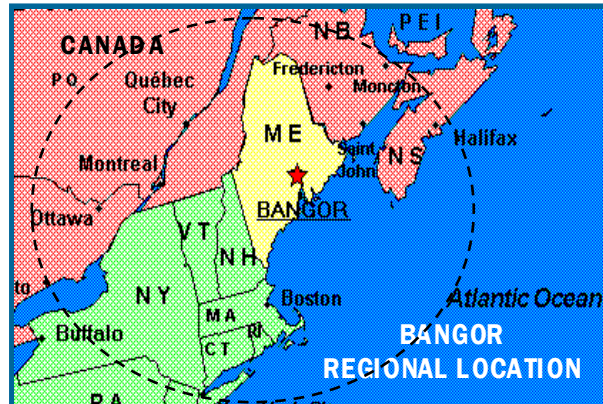




GEOGRAPHY

Driving Distance to Major Northeast Cities

City	Miles
Portland, Maine	130
Saint John, New Brunswick	190
Boston, Massachusetts	235
Quebec City, Quebec	240
Montreal, Quebec	305
New York City, New York	430
Halifax, Nova Scotia	450



Bangor is at the center of the metropolitan markets of Montreal, Quebec, Halifax, Saint John, Boston and New York. Located within ten driving hours of 22% of the U.S. population and 50% of the Canadian population, Bangor offers access to the powerful Northeastern corridor and beyond. Bangor is positioned 44.83 degrees north of the equator and 68.78 degrees west of the prime meridian.

With 30,933 square miles in size, Maine is New England's largest state representing half of the total area occupied by the six New England states, and is 39th in size among the 50 states. The state boasts 3,478 miles of tidal shoreline and has 2,282 square miles of lakes, streams, and rivers. The City of Bangor is located in south central Maine at the navigable terminus of the Penobscot River, 30 miles north of the Atlantic Ocean. The City of Bangor occupies 34 square miles of land on the western side of the Penobscot River. In addition to the Penobscot River, which defines part of the city's eastern boundary, the Kenduskeag Stream flows through the city, emptying into the Penobscot River in the downtown area. Bangor is the seat of Penobscot County.

Bangor lies in a river valley near sea level. The areas to the north are hilly and wooded with a mix of deciduous and coniferous forests. The shore area is 30 miles to the south, and the "Down East" coast to the northeast is a classic New England coastline with fishing and other recreational sites. Acadia National Park is 40 miles to the south. The climate in Bangor is continental with a marine influence and four very distinct seasons. Precipitation is moderate and spread throughout the year, although fall tends to be the driest.

OVERVIEW OF BANGOR



Bangor prides itself on being an innovative, results-oriented community with a proven track record in undertaking successful ventures. The influence of Bangor's employment and service sectors is far-reaching and significant. Bangor's retail, infrastructure and facilities serve about 144,000 people in the Bangor Metropolitan Statistical Area, as well as central, eastern and northern Maine regions. Bangor serves as northern New England's economic link to the Canadian Maritimes and Eastern Quebec and beyond. Indeed, Bangor is the employment, commercial, communication, banking, transportation, distribution, educational, health care and governmental center serving more than one-third of Maine's population.

Bangor is also the region's cultural center, home to the Maine Discovery Museum, Penobscot Theater Company, University of Maine Museum of Art, Bangor Museum and Center for History, and the oldest community symphony in the nation, the Bangor Symphony Orchestra. In recognition of Bangor's cultural base, the National Council for the Arts selected Bangor as Host City for the 2002-04 series of the National Folk Festival, and to its successor, The American Folk Festival which began in 2005. Investment in arts and culture is a strategy that Bangor has successfully used to reinvigorate its downtown.

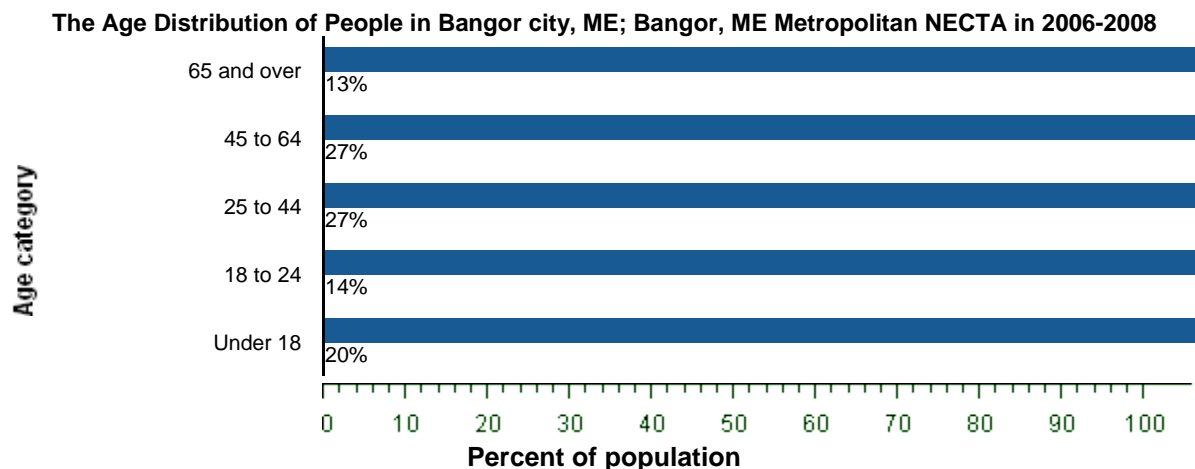
The Bangor region's proximity to mountains, lakes, and the coast attracts hundreds of thousands of visitors annually. Located within an hour's drive of Bangor are such renowned attractions as Acadia National Park, Mt. Katahdin and Baxter State Park. Those who make the Bangor region their home recognize the special quality of life created by the blend of its metropolitan qualities with the area's stunning landscape.

COMMUNITY DEMOGRAPHICS

Population

According to U. S. Census Bureau population estimates released June 2010, Bangor's population is 31,450. Bangor is the third largest city of Maine's (State of Maine population 1,318,301) five hundred thirty-two minor civil divisions, and is one of only three cities that have populations over 30,000. Bangor is the hub city of the second largest MSA in Maine, the Bangor MSA with a population of 149,419. (2010 Census Bureau estimate)

Bangor's population is 53 percent female and 47 percent male. The median age was 36.3 years. Twenty percent of the population was under 18 years and 13 percent was 65 years and older. (Source: U. S. Census American Community Survey, 2006-2008)



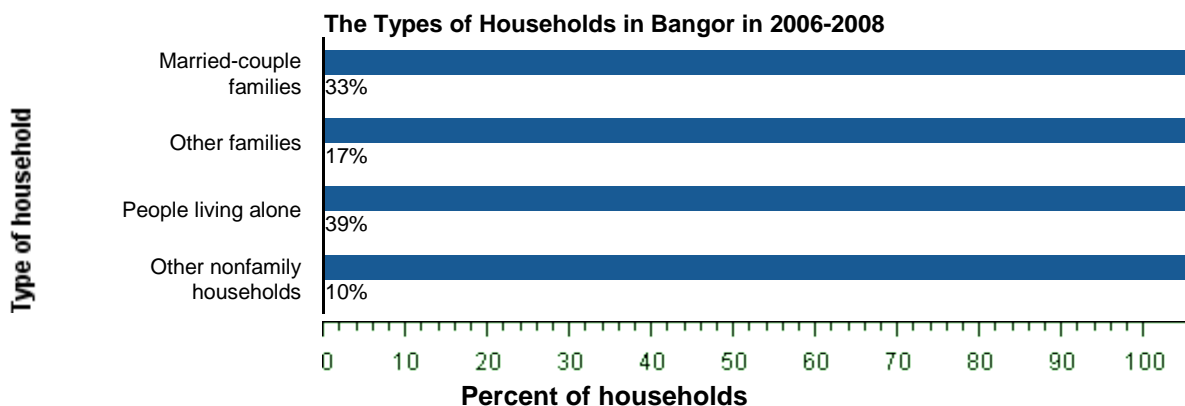
The City of Bangor is largely homogenous. For people reporting one race alone, 94 percent was White; 1 percent was Black or African American; 1 percent was American Indian and Alaska Native; 2 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and 1 percent was Some other race. One percent reported two or more races. One percent of the people in Bangor city, ME was Hispanic. Ninety-four percent of the people in Bangor city, ME was White non-Hispanic. People of Hispanic origin may be of any race. (Source: U. S. Census American Community Survey, 2006-2008)

HOUSEHOLDS AND FAMILIES

In 2006-2008 there were 14,000 households in Bangor. The average household size was 2.1 people. Families made up 51 percent of the households in Bangor. This figure includes both married-couple families (33 percent) and other families (17 percent).

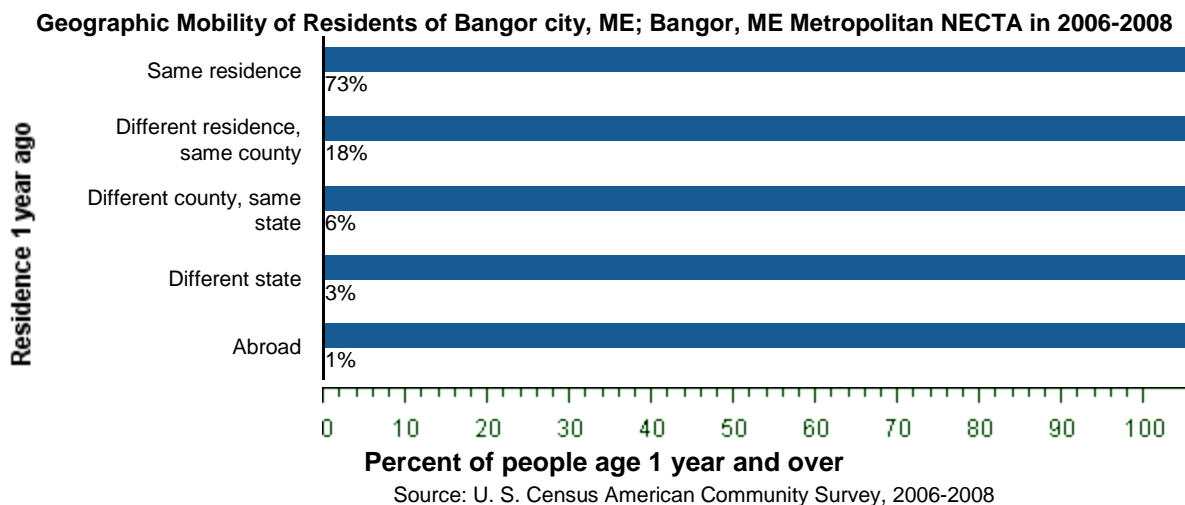


Nonfamily households made up 49 percent of all households. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.



GEOGRAPHIC MOBILITY:

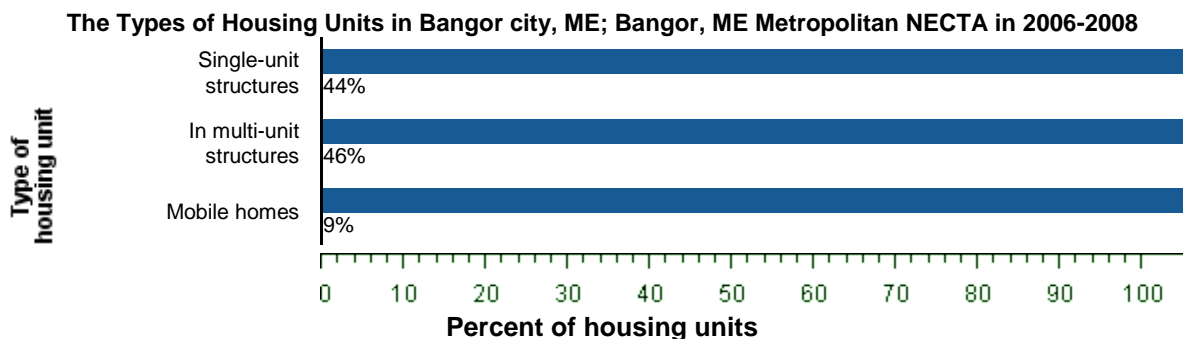
In 2006-2008, 73 percent of the people at least one year old living in Bangor city, ME were living in the same residence one year earlier; 18 percent had moved during the past year from another residence in the same county, 6 percent from another county in the same state, 3 percent from another state, and 1 percent from abroad.





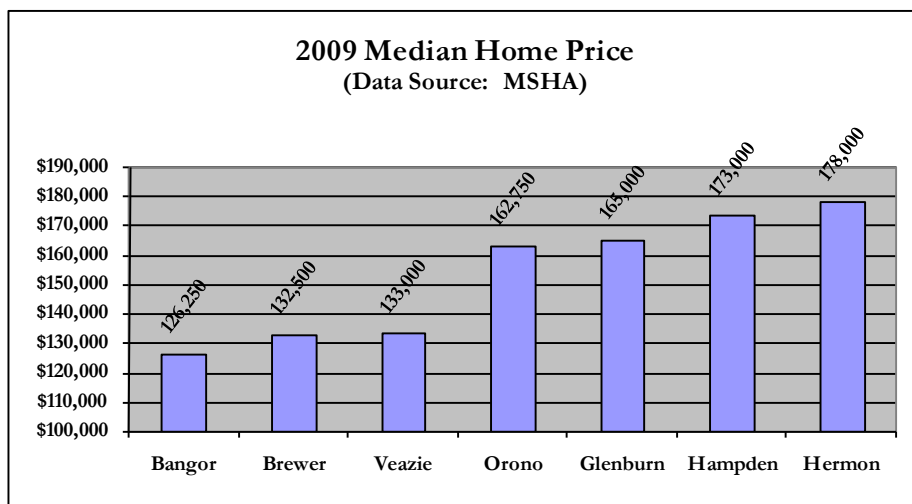
HOUSING CHARACTERISTICS

In 2006-2008, Bangor had a total of 15,000 housing units, 7 percent of which were vacant. Of the total housing units, 44 percent was in single-unit structures, 46 percent was in multi-unit structures, and 9 percent was mobile homes. Thirteen percent of the housing units were built since 1990.



Cost of Housing

The cost of housing in the City of Bangor is very affordable. The chart below shows the median home price in Bangor as well as the six towns Bangor shares borders with; Brewer, Veazie, Glenburn, Hermon, Hampden and Orono. The median home prices range from \$126,250 in Bangor to \$178,000 in Hermon, a difference of \$51,750. The Maine State Housing Authority lists the State 2009 median home price as \$158,000. (Source: MSHA Office of Research and Planning)





There were 14,604 households in Bangor in 2009, an increase of 1,073 households since 2001. More than half (53%) of all the occupied housing units in Bangor in 2008 were renter occupied. That is almost twice as high as the State (28%) as a whole but in line with other service center cities. The 2009 average cost for a one bedroom rent in Bangor, including utilities, was \$685, a two bedroom was \$865, and a three bedroom was \$1,020.

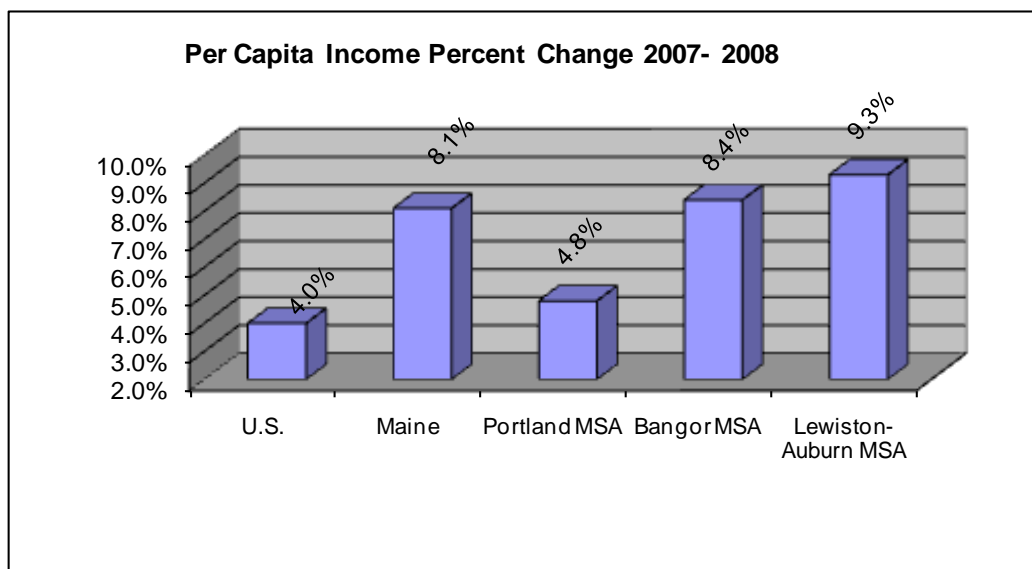
City of Bangor 2009 Rent (with utilities)	
0 Bedroom	\$576
1 Bedroom	\$685
2 Bedroom	\$865
3 Bedroom	\$1,020

Source: Maine State Housing Authority Office of Research and Planning

Per Capita Income Growth

In 2008 (the latest MSA level data available) the Bangor Metropolitan Statistical Area (MSA) per capita personal income (PCPI) was \$33,149 in 2008, up from \$30,574 in 2007 and \$23,620 in 2000. PCPI percent change from 2007 to 2008 shows Maine and its three MSAs faring well above the national increase of 4%. Maine's 2007 -2008 increase was 8.1%, Lewiston-Auburn was 9.3%, Bangor was 8.4% and Portland was 4.8%.

Bangor's total percent PCPI increase from 2000 to 2008 was 40.3% compared to the national increase of 34.6%





Safety

In 2009 the Bangor MSA was once again rated as one of the safest metropolitan areas in the country as it has been every year since *Morgan Quitno Press* hailed Bangor as **the safest Metropolitan Area** in the United States in 2004. The annual report by Washington, D.C.-based CQ Press ranks Metropolitan Statistical Areas (MSA) in terms of safety. The study, based on Uniform Crime Statistics compiled by the Federal Bureau of Investigation, indicates that the Bangor MSA ranks as the fourth safest MSA of the nation's 320 metropolitan areas in 2009. The Bangor MSA score reflects an average rate of 67.21 below the national crime rate.

Health

Beginning January 2007 the City of Bangor has banned smoking in automobiles if children under 18 are present. According to the *New York Times*, Bangor is "believed to be the first city to outlaw smoking in cars with children. The national employee wellness organization, *Wellness Councils of America*, named the Bangor area the nation's first "well region". According to the Wellness Councils of America, **Bangor has "planted the flag and set the pace" for employee wellness programs** and Bangor's achievement "will be recognized as a national standard".

Climate

There are many good reasons why Maine is known as the Vacation State, and the climate is one of them. Maine and the Bangor area provide four distinct seasons, each with its own unique beauty. Maine has one of the most magnificent, comfortable summer climates in the continental United States. Summer days are perfect for sun worshippers and beach activity while nights are usually cool and comfortable. Autumn brings spectacular fall foliage with more perfect weather for outdoor activities. In winter, average snowfall in the Bangor area is 90 to 110 inches, perfect for downhill and Nordic skiing, snowmobiling and a variety of other winter activities. Spring is filled with warm, sunny days perfect for hiking, biking and camping. Maine does not have a hurricane or tornado season.

Quality of Life

RelocateAmerica.com named the City of Bangor to its 2010 list of America's Top 100 Places to Live. The "best place to live" accolade is among many the city has received including being named one of *Money magazine's* 25 best places to retire and *Children's Health Magazine's* top 25 places to raise a family. The 2009 Children's Health statistical analysis of cities around the country researched the factors that are most important to parents: safety, education, economics, housing, and health to come up with their list of 100 best places to raise a family

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EDUCATION

K-12

Providing world-class education for all of its citizens is a top priority in Bangor and in all of Maine, making our state a national leader in primary education. Maine is one of the "Smartest States" in the nation, consistently ranking in the top 10% of states for the quality of elementary and secondary education (Morgan Quitno Press Smartest State Award). The award measures states based on student achievement, positive outcomes and personal attention from teachers. Bangor schools rank among the best in New England, earning distinction for standardized test scores, advanced placement programs, math competitions, music, art, and sports.

U.S. News and World Report recently ranked Bangor High School as one of the top high schools in the county. The 2007 list focuses on college readiness and is based largely on the number of students taking Advanced Placement courses and tests, and how they perform on them.

Post-secondary

The Bangor Region is fortunate to have an unusually high number of post-secondary educational institutions close at hand providing convenient access to research, lifelong learning experiences, and employee training opportunities. Collectively these educational institutions offer a wide range of programs aimed at both traditional and non-traditional students. These include: Maine Maritime Academy mainemaritime.edu, Eastern Maine Community College emcc.edu, University College of Bangor uma.maine.edu/bangor, Beal College bealcollege.com, Bangor Theological Seminary bts.edu, Husson University husson.edu, the New England School of Broadcasting nescom.edu, Unity College unity.edu, the College of the Atlantic coa.edu, Colby College colby.edu, and the University of Maine umaine.edu, the State's University System flagship campus.

The University of Maine is located eight miles north of Bangor with over 11,000 students in baccalaureate and graduate programs. The University of Maine is Maine's center for research and graduate education, attracting students from around the world and helping to create a cosmopolitan university environment in a rural New England setting.

Educational Attainment

Educational attainment in Bangor is significantly higher than the national level. According to the 2000 census, 87 percent of Bangor residents achieved a high school diploma and 27 percent a bachelor's degree or higher, compared to 80 percent and 24 percent nationally, respectively. The Bangor Region's abundance of post-secondary educational institutions assures employers and their workforce access to life-long training opportunities.

TRANSPORTATION

Highways

The City of Bangor enjoys excellent access to New England and U.S. markets via road connection to the U.S. interstate highway system, the major north-south corridor on the East Coast. Transportation alternatives are numerous and competitive with thirty-four major trucking companies providing overnight service from Bangor. Canada is 90 minutes away on State Route 9.

I-395 provides a quick access to State Route 1-A, which connects to the Maine Coast. Virtually any location in Bangor is only ten minutes away. If you are tired of long commutes, gridlock, and traffic frustration, Bangor's the place to be.

Rail

The Bangor area serves as a junction point for the two rail systems that service the northern and central part of the state. Canadian Atlantic Railway operates a third rail system in the area, one that runs east-west through the northern part of the state.

Sea

Within 30 miles of Bangor are three ports that transport commodities swiftly and safely to points across the United States and Canada via a cohesive intermodal transportation system. These ports also offer the shortest routes for European-bound cargo. Eastern Maine is proud of the new Estes Point deep-water seaport in Eastport. This port is the deepest port on the Eastern Seaboard.

Port of Bangor: The City of Bangor is located near the head of tide of the Penobscot River. The Bangor landing offers two public docks along with in-river moorings, access to vessels with vertical clearance of up to 79 feet, federal channel with a depth of 16 feet, and a 225 foot, ADA compliant, heavy vessel docking facility. Water and power are available, as are pump-out services.



American Cruise Lines
170' luxury cruise ship,
American Glory
at its homeport in
Bangor, Maine

Bus

Three bus lines provide inter-city service to Bangor. Cyr Bus Line, which operates out of Old Town, provides regular service from Bangor to northern Maine and tours to events. Concord Trailways provides daily service from Bangor to Boston and points between as well as to northern Maine. Greyhound Lines provides service along U.S. Route 1, with stops from Portland to Bangor

Local Transportation

The City of Bangor operates a six-community bus system, *The BAT Community Connector*, that provides inexpensive and convenient mass transit service throughout the area. The Bat runs Monday through Saturday and serves an urban population of about 66,000 people.

Air Service

The City of Bangor owns and operates one of the two largest airports in Maine, Bangor International Airport (BGR). BGR connects the community to the rest of the U.S. and the world. Bangor International Airport is a CAT III, 24/7 full service airport equipped to service your domestic passenger flight needs, international flight service needs, corporate aircraft needs and cargo needs. BGR is the leading technical and government clearance stop in the business.



Great Circle:

Bangor International Airport (BGR) is the closest U.S. airport to Europe with fuel and customs facilities, the perfect location for all international inbound and outbound flights. BGR's strategic location in world trade lanes offers the greatest potential for international transportation savings while providing users twenty-four hour overland freight delivery service to a two-nation market in the U. S. and Canada. Direct highway freight service is available to half of the United States from the freight doors of BGR.


Reliable All Weather Capability:

BGR's all weather access, CATIII, 11,440 ft (3,486m) runway is one of the reasons BGR has an excellent weather record, well-known and respected in the industry. More importantly, Bangor provides one of the most skilled and efficient ground service teams worldwide with on-field maintenance services available around the clock, including de-icing for any type of aircraft with types I and IV fluid.

Commercial Air Service:

Bangor International Airport offers a broad range of convenient and affordable jet service with over 50 daily non-stop flights to and from major metropolitan centers and easy connections to/from all national and international destinations.

General Aviation:

With uncongested airspace and a reliable dispatch, Bangor is available 24 hours a day for refueling aircraft servicing, federal inspection, passenger services and other transit needs. There are no user/nav fees at Bangor and ramp space is plentiful. There are also no fees for day parking and overnight parking fees are very reasonable.

Handling Services and Maintenance:

Bangor's handling services for any size aircraft include GPU, airstarts, lavatory and water service, aircraft cleaning, and conditioning and heat, bottled oxygen, preheats and arrangements for airframe and powerplant maintenance. Dispatch services and flight coordination are also available upon request.

Cargo Capability:

Bangor International Airport specializes in facilitating the origination or receipt of cargo shipments. Bangor personnel are well trained and thoroughly familiar with airfreight handling requirements. Bangor's cargo handling experience is diverse, handling everything from loads of lobsters to MiG-29 fighter aircraft crated for travel.

Cargo Aircraft Handling:

Bangor is capable of handling any commercial cargo carrier presently flying--including the AN-225 and the Airbus 380, the two largest aircraft in service today. Bangor operates a diverse array of loading and unloading equipment for cargo, including main deck loaders, container cargo loaders, transporters for palletized cargo, cargo scales (20,000 lb capability) and fork lifts.

**Cargo Facilities**

With approximately 50,000 square feet of warehouse space located on the field and ample apron space, Bangor is capable of conducting multiple major cargo operations. Bangor offers a complete air-ground freight service terminal with a pallet build-up area and pallet weighing system with ample ramp facilities for loading and transfers. Complete cargo ground handling services are available at competitive rates.

Foreign Trade Zone:

Bangor's Foreign Trade Zone (U.S. No. 58) consists of a 33-acre on-airport complex containing a central import processing building. There are 25 acres of industrial lots located within the Zone. The site includes its own 29,000 square feet of heated warehouse or light manufacturing space.

Overnight Delivery Services:

A number of international overnight delivery services for letters and small packages serve Bangor: U.S. Postal Service-Express Mail, Federal Express, Airborne Express, DHL and United Parcel Service (UPS).

UTILITIES

Electricity

The area's major electric utility is the Bangor Hydro-Electric Company. In addition to its residential programs, Bangor Hydro-Electric offers a number of commercial and industrial programs. Bangor Hydro provides power delivery through advanced switching technologies, protective devices, and dual power feeds. This helps ensure that Bangor Hydro customers receive quality, reliable electric service.

Commercial and industrial rates are based upon a number of factors and allow customers who meet the eligibility criteria to take advantage of a number of programs that are offered through Bangor Hydro-Electric Company. These include special economic development rates for both current and new customers and competitive energy rates for certain end uses. In the construction of new facilities, the company offers a negotiable multi-year contract for energy services that takes into account construction costs borne by the customer. Bangor Hydro-Electric will work one-on-one with its commercial and industrial customers to identify the best price and value for energy services provided. Bangor Hydro is prepared to negotiate incentive rates for business attraction and economic development.

Telecommunications

Maine has a statewide communications network consisting of multiple providers who provide up to 10 Gigabit Ethernet Services. Connection from Maine to Boston is provided via diverse fiber optic routes at the 10 Gbps level, ensuring redundancy and reliability. This statewide network is comprised of advanced fiber ring technology allowing for a variety of networks and service types, including: Multi Protocol Switching (MPLS), Passive Optical Networks (PON), Active Ethernet, ATM, Frame Relay, DSL, Ethernet and TDM Pseudowire, bonded copper and T1 loop services, partial and fully meshed wide area networks with TDM, IP and Ethernet points of demarcation at the customer premise.

Bangor is one of the two major telecommunications hubs in Maine and is a connecting point for much of Maine's fiber optic- based lines and offers DSL. Based on FCC service quality data, Maine service and reliability ratings are among the best in the country. Maine has dark fiber, Ethernet, Cable Modem, frame relay, DSL, ATM, T1, T3, OC3, OC12, OC48... the whole alphabet soup of cutting edge voice, data, and video services.

Petroleum and Natural Gas

Nearly 300 companies service Maine with heating oil, gasoline, diesel fuel, kerosene, propane, and other petroleum products. In the Bangor area, there are both small and large companies competing in the fuel business. The Irving Oil Company owns a 450-foot pier in Bangor where it maintains 5 large fuel storage tanks. Similarly, the Webber Energy

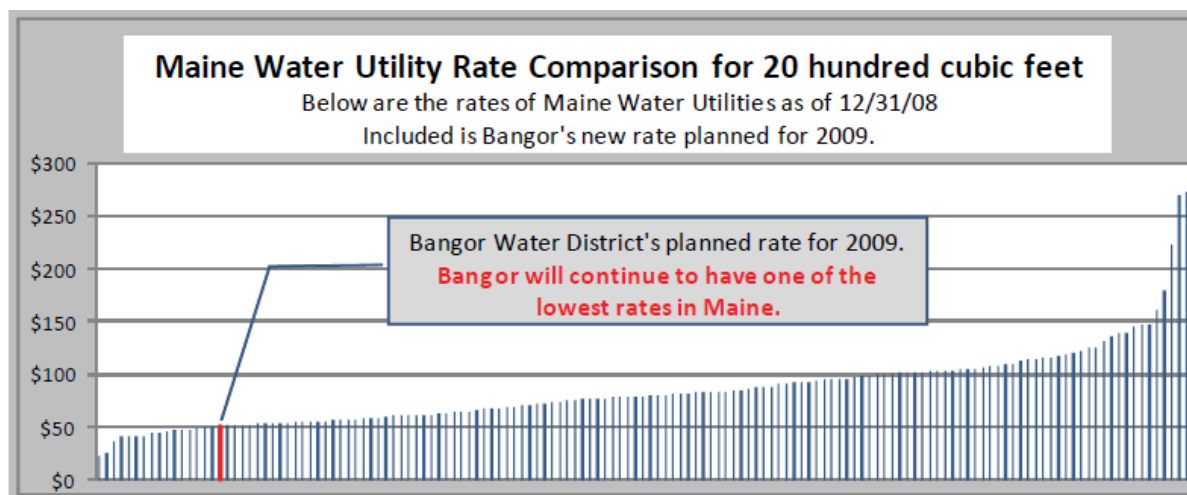


Fuel Company has a terminal in Bangor on the Penobscot River where it maintains 2 large fuel storage tanks and a larger facility in nearby Bucksport, where Verso Corp Paper Mill is located. Other companies with terminals on the Penobscot River in the Bangor area include Texaco and Mobil Oil Corporation. Other large independent retailers operating in the area are The Dead River Company, R.H. Foster Fuels and Old Town Fuel Company and Cold Brook Energy Inc.

The Bangor area is served with natural gas for large users. There are also companies serving the local market with bulk tank delivery of petroleum products and natural gas.

Water

The Bangor Water District www.bangorwater.org is a quasi-municipal utility providing public drinking water and fire protection services to the citizens of Bangor and portions of the neighboring communities of Clifton, Hermon, Eddington, Hampden, Orrington, Veazie. The average residential customer consumes 20 hundred cubic feet or 15,000 gallons of water each quarter. In Bangor this volume of water costs \$51.91. The chart below shows how the rates in Bangor compare to various Maine towns.



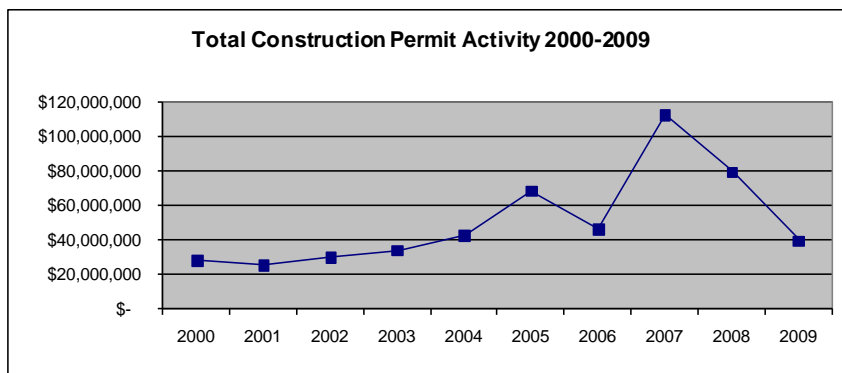
Waste Water

Bangor's sewer charges are based on water consumption. The current rate is \$5.00 per hundred cubic feet of water consumption per quarter. An industrial abatement program exists for certain users. A submeter program is also in place for water used that does not ultimately go into the sewer system. The minimum quarterly charge is \$60.00 for 1,200 cubic feet. The average Bangor household uses approximately 2,000 cubic feet of water per quarter, which results in a quarterly sewer bill of \$82.80.

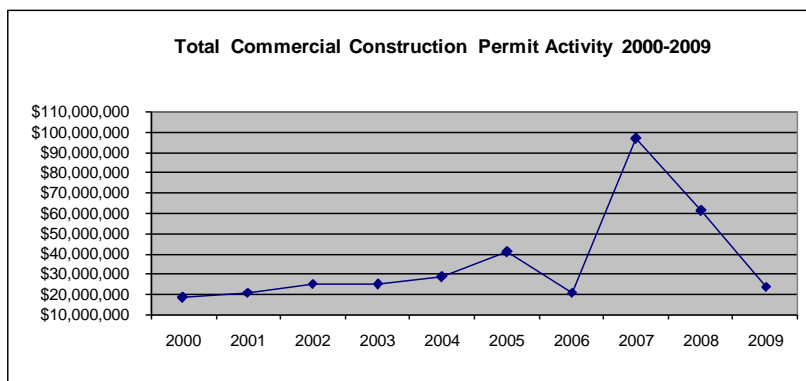
Development Activity

The City of Bangor experienced a healthy level of large scale development activity in 2009. The total dollar amount of construction permit activity in 2009 was close to \$40 million following two record years of \$80 million and \$113 million in 2007 and 2008, respectively.

For perspective, the two year total of 2007 and 2008 is \$192,701,306 while the six year total from 2000 to 2005 is \$189,598,796. 2009 activity was more in keeping with Bangor's traditional growth.

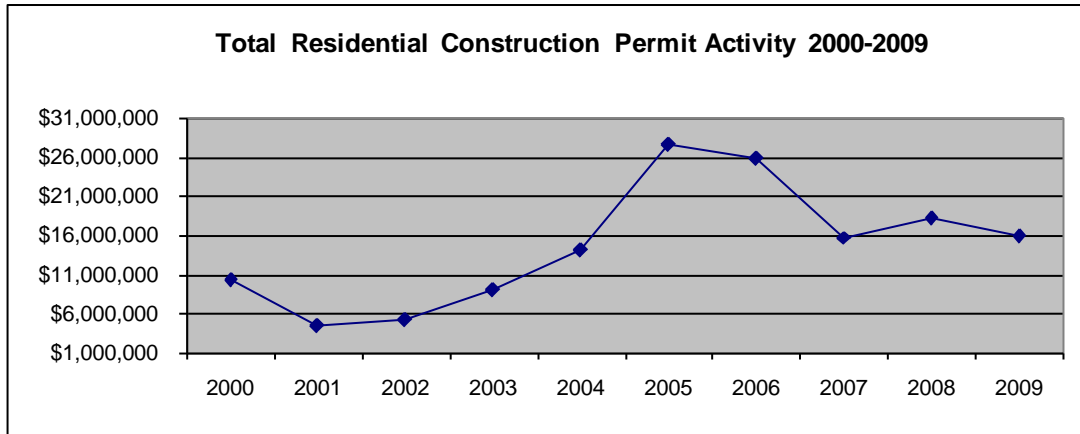


2009 commercial construction permit value amounted to \$23,943,490, bringing the total dollar amount of commercial construction activity from 2000 to 2009 to \$362,561,118. Prior to 2007's almost \$97 million, the dollar range of commercial construction historically has been around \$20 million annually with a low of \$18,259,647 in 2000 to a high of \$28,847,381 in 2004. Bangor's unprecedented commercial construction boom in 2007 and 2008 was driven by a multitude of large projects reflecting a diverse range of economic development including retail, hotel, gaming, public buildings, educational institutions, retail stores, banks, restaurants, office space, and industrial and warehouse space.





2009 was a good year for residential construction activity in Bangor. Permits issued for new home construction in 2009 totaled \$15,786,893, bringing the total dollar amount of residential construction activity for the last three years to over \$60 million. Comparatively, the five year period of 2000 to 2005 totaled \$51,020,354.



Assessed Valuation

Bangor's total assessed valuation was \$2,544,915,800 for fiscal year 2009, an increase of 5.8% from fiscal year 2008. Total assessment grew 73% in the nine year period of 2000 to 2009. For comparative purposes, Bangor's total assessed valuation increased by 24.7% in the ten year period from 1991 to 2000. Bangor's dollar change in assessed valuation was \$138,827,000 for fiscal year 2009.

Total Annual Assessed Valuation 2000-2009

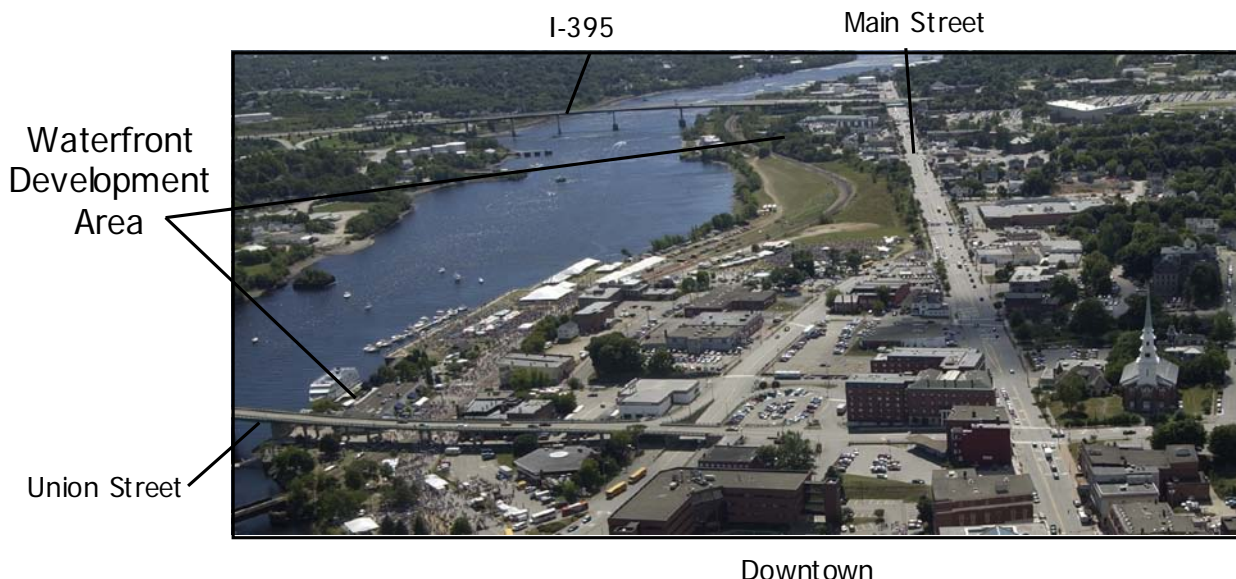
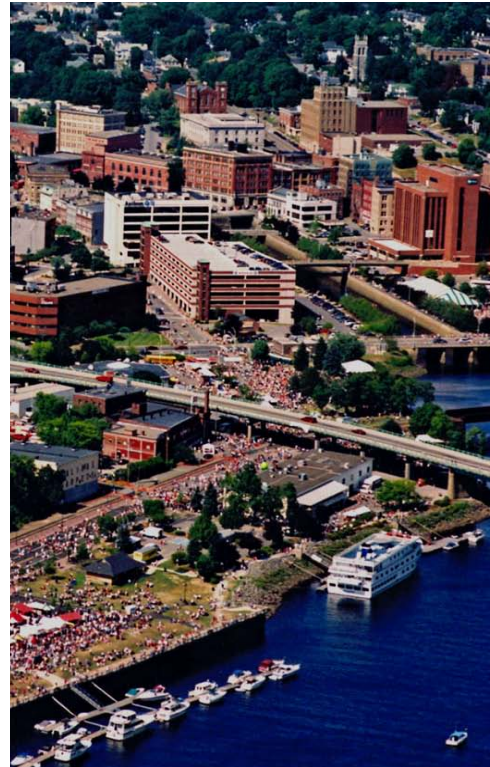


The Bangor Waterfront Project

The Bangor Waterfront Master Plan evolved from a lengthy public input process, market feasibility studies, and recommendations from waterfront consultants and design professionals. The plan sets aside more than half of the 36 acres of City owned land, including the City's one mile long riverfront, for public recreation and open space use such as walking and biking trails, performance venues and a 12 acre public riverfront park.

Bangor's waterfront plan sets the stage for successful private development on the Penobscot River in an area that provides connectivity between downtown and the Bass Park recreation complex. Significant infrastructure, landscape, streetscape, and parking improvements are underway and will further strengthen the relationships between the waterfront and downtown ... already a 24/7 neighborhood and cultural hub for eastern, central, and northern Maine.

The Bangor Waterfront was critical to Bangor being chosen as host community for the 2002, 2003, and 2004 *National Folk Festival*, and to its successor, the *American Folk Festival*, which began in 2005. Throughout the year, residents of Bangor and surrounding communities demonstrate their excitement for the waterfront by using it for a variety of entertainment and recreational purposes.



The waterfront development will create year round visitor attractions and accommodations, conference facilities, residential complexes, unique retail shops, and offices in a waterfront park atmosphere. On the waterfront master plan shown below, conceptual new buildings on available building sites are shown in blue, existing buildings are shown in red.

MAIN STREET DEVELOPMENT

- Proposed buildings have flexible uses and square footage, depending on private interest
- Parking structure below and adjacent to buildings

FRONT STREET & RAILROAD STREET DEVELOPMENT

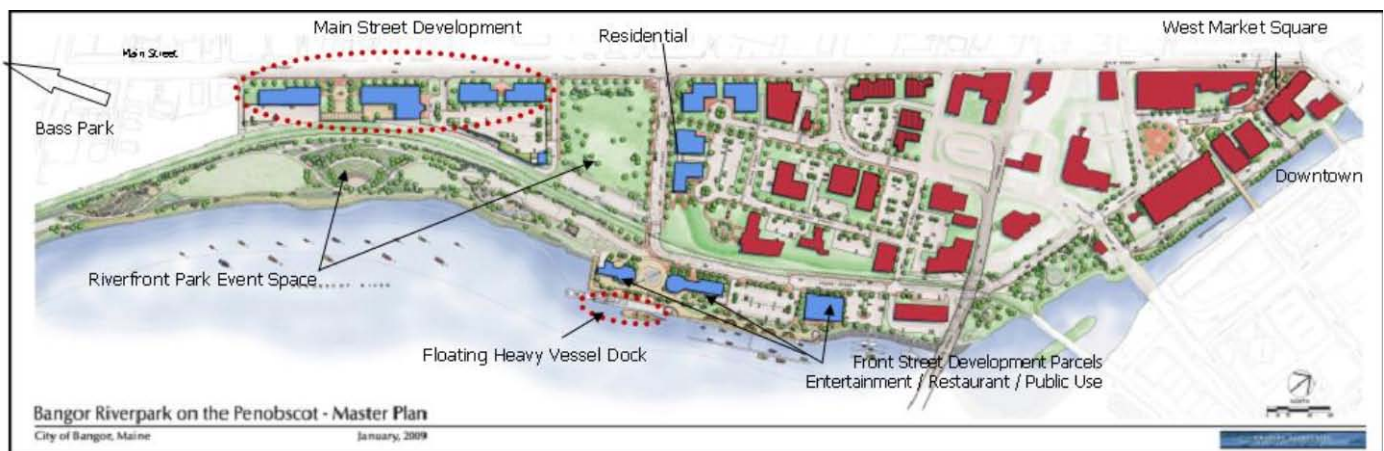
- New surface parking
- Three commercial building sites with street level entertainment/restaurant use
- Railroad Street realignment, sidewalks, lighting, landscaping & kinetic sculptures

WATER'S EDGE

- New bulkhead and walkway along water's edge completed
- New heavy vessel, handicap assessable, floating dock installed for use by cruise lines and visiting larger vessels
- Improved access to floating dock system serving seasonal and transient boaters
- Water's edge plazas, walkways and landscaping

MASTER PLAN FEATURES – OPEN SPACE

- Large riverfront park, 11 acres
- Programmable event space, 3.3 acres
- Riverfront walk
- Connections with existing open space





Hollywood Slots Racino



Bangor's waterfront is home to Maine's first and only slots facility, Hollywood Slots Hotel and Raceway. The building covers 7.8 acres on Main Street and represents a \$132 million investment. Hollywood Slots employs 500 workers with an annual payroll of \$15.6 million

The Hollywood Slots complex includes:

- 1,000 slot machines
- Epic Buffet, nearly half a mile long
- Take 2 Snack Bar
- Hollywood Gifts Shop
- The Sound Stage featuring live music and Broadcast sports via a 15-by-15 foot screen
- A seven story 152 room hotel
- Meeting and conference facilities
- Four story 1,500 space parking garage

Business & Industrial Parks

The City of Bangor invites you to locate your business in one of its three high visibility, city owned and operated Business & Industrial parks: **Maine Business Enterprise Park**, **BIA Commercial/Industrial Park**, and **BanAir Industrial Park**. These ready-to-develop building sites are:

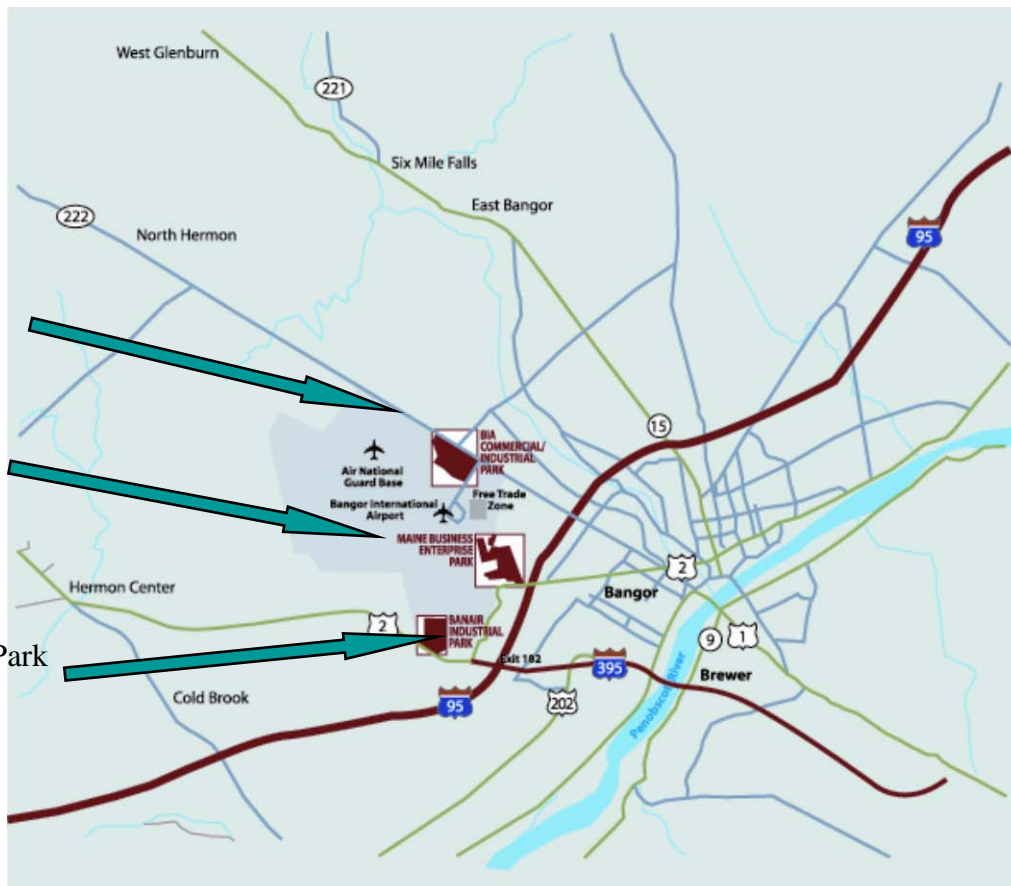
- Environmentally approved with utilities in place
- In a telecommunication hub with state-of-the-art, redundant fiber optic cable
- Adjacent to Bangor International Airport, a CAT III, 24/7 full service airport
- Within two miles of three Interstate-95 interchanges
- Within 30 miles of three ocean ports with service to European ports
- Within easy commuting distance of a 140,000-employee workforce
- Near the Foreign Trade Zone offering duty-free importing

ASSISTANCE AVAILABLE: We can develop specific and aggressive packages of incentives for quality economic development projects as well as provide assistance with site plan development and permitting. Bangor's Economic Development team is prepared to assist you any way we can.

BIA Commercial /
Industrial Park

Maine Business
Enterprise Park

BanAir Industrial Park

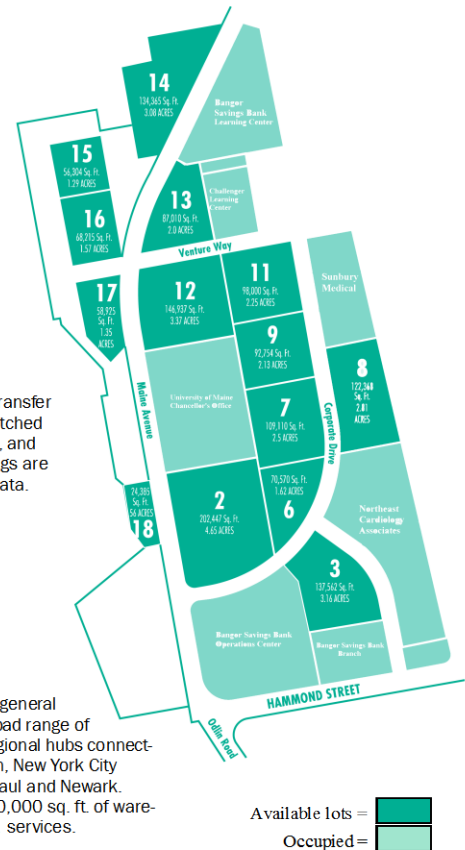




MAINE BUSINESS ENTERPRISE PARK

CONTACT BANAIR Corporation
73 Harlow Street, Bangor, Maine 04401
Telephone: 207.947.4842 Fax: 207.945.4447 Email: steve.bolduc@bgrme.org

TOTAL ACRES	46.15
AVAILABLE ACRES	32.34
RANGE OF LOT SIZES	1.29 to 4.65
LAND USE	Preferred Uses- Professional offices, technology based research and testing facilities, service business, manufacturing, processing and medical.
ADJACENT USES	General commercial, office and retail uses, bank operation Center, Bangor International Airport, Bangor Community College.
PUBLIC WATER	8-12 inch line, fire flow capacity.
PUBLIC SANITARY	Average Daily Demand 8MGD, capacity 18MGD.
NATURAL GAS	8 inch line on Maine Ave and Venture Way to Corporate Drive.
ELECTRICITY	Three-phase power up to 12,470 volts. Substation network with redundant transmission loop.
TELECOMMUNICATIONS	Maine has the first statewide high bandwidth Asynchronous Transfer Mode, entirely redundant, fiber-optic-based 100% digitally switched network enabling users to simultaneously transfer voice, data, and video at very high speeds. Maine's service and reliability ratings are among the best in the country, based on FCC service quality data.
PROXIMITY TO HIGHWAY	Three I-95/I-395 interchanges within 1.5 miles, one within 750 feet of the site.
PROXIMITY TO RAIL	Four miles from Montreal, Maine & Atlantic Railroad line.
PROXIMITY TO SEAPORT	Within thirty miles of three ocean ports. Three miles from the navigable waters of the Penobscot river.
PROXIMITY TO AIRPORT	Adjacent to Bangor International Airport.
AIRPORT SERVICES	Bangor International Airport (BGR) is a full-service passenger, general aviation, and commercial airport open 24/7. BGR offers a broad range of convenient, affordable jet service to and from national and regional hubs connecting nationwide, and worldwide with Non-stop service to Boston, New York City LaGuardia, Philadelphia, Cincinnati, Detroit, Minneapolis-St. Paul and Newark. BGR facilitates the origination of cargo shipments, has over 30,000 sq. ft. of warehouse space located on the field, and offers air-ground freight services.
FOREIGN TRADE ZONE	Available through BanAir Corporation. Bangor's FTZ (U.S. No. 58) consists of 33 acres in the airport complex. The site includes a central import processing building with 25,000 square feet of heated warehouse or light manufacturing space.
OTHER AMENITIES	Campus-like atmosphere, wide streets, mature trees, wooded areas, and walking paths. Fitness Center within walking distance. Development protected by development covenants.



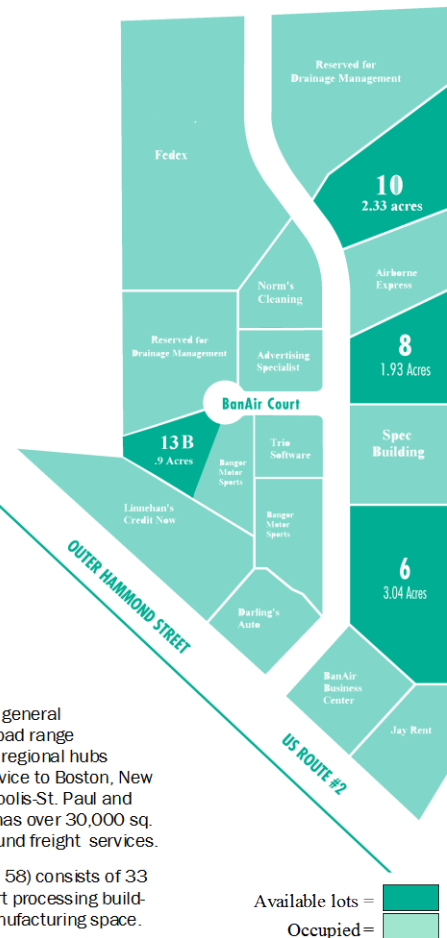


BANAIR INDUSTRIAL PARK

CONTACT

BANAIR Corporation
73 Harlow Street, Bangor, Maine 04401
Telephone: 207.947.4842 Fax: 207.945.4447 Email: steve.bolduc@bgrme.org

TOTAL ACRES	31.5
AVAILABLE ACRES	7.12
RANGE OF LOT SIZES	.9 to 3.04
LAND USE	Urban Industry District (UID). Permitted Uses—Commercial, wholesaling, warehousing or industrial.
ADJACENT USES	General commercial and industrial uses.
PUBLIC WATER	8-12 inch line, all are fire flow capacity.
PUBLIC SANITARY	Average Daily Demand 8MGD, capacity 18MGD.
ELECTRICITY	Three-phase power up to 12,470 volts. Substation network with redundant transmission loop.
NATURAL GAS	8 inch line on US Route #2 runs to park entrance.
TELECOMMUNICATIONS	Maine has the first statewide high bandwidth Asynchronous Transfer Mode, entirely redundant, fiber-optic-based 100% digitally switched network enabling users to simultaneously transfer voice, data, and video at very high speeds. Maine's service and reliability ratings are among the best in the country, based on FCC service quality data.
PROXIMITY TO HIGHWAY	1 mile from I-95 and I-395.
PROXIMITY TO RAIL	Within one-half mile from Maine Central Railroad/Springfield Terminal spur line. Three miles from Montreal, Maine & Atlantic Railroad line.
PROXIMITY TO SEAPORT	Three ocean ports within 30 miles of Bangor offering service to European ports.
PROXIMITY TO AIRPORT	Adjacent to Bangor International Airport.
AIRPORT SERVICES	Bangor International Airport (BGR) is a full-service passenger, general aviation, and commercial airport open 24/7. BGR offers a broad range of convenient, affordable jet service to and from national and regional hubs connecting nationwide, and worldwide. BGR has Non-stop service to Boston, New York City LaGuardia, Philadelphia, Cincinnati, Detroit, Minneapolis-St. Paul and Newark. BGR facilitates the origination of cargo shipments, has over 30,000 sq. ft. of warehouse space located on the field, and offers air-ground freight services.
FOREIGN TRADE ZONE	Available through BanAir Corporation. Bangor's FTZ (U.S. No. 58) consists of 33 acres in the airport complex. The site includes a central import processing building with 25,000 square feet of heated warehouse or light manufacturing space.
OTHER AMENITIES	Located in the area's major industrial/commercial area. Lots 6, 8, and 10 are part of Bangor's designated Pine Tree Development Zone which allows qualified businesses to receive a host of economic incentive benefits.





BIA COMMERCIAL / INDUSTRIAL PARK

CONTACT

BANAIR Corporation
73 Harlow Street, Bangor, Maine 04401
Telephone: 207.947.4842 Fax: 207.945.4447 Email: steve.bolduc@bgrme.org

TOTAL ACRES	80.52
AVAILABLE ACRES	20.71
RANGE OF LOT SIZES	3.6 to 11.94
LAND USE	Industry and Service (I&S). Permitted Uses – Manufacturing, assembling, warehousing, distribution centers, information processing and communications facilities, research and testing facilities.
ADJACENT USES	General commercial, office and retail uses, GE Power Systems, Bangor International Airport.
PUBLIC WATER	8-12 inch line, all are fire flow capacity.
PUBLIC SANITARY	Average Daily Demand 8MGD, capacity 18MGD.
ELECTRICITY	Three-phase power up to 12,470 volts. Substation network with redundant transmission loop.
NATURAL GAS	8 inch line on Maine Ave and Griffin Road.
PROXIMITY TO HIGHWAY	1 mile from I-95.
PROXIMITY TO RAIL	Three miles from Montreal, Maine & Atlantic Railroad line.
PROXIMITY TO SEAPORT	Three ocean ports within 30 miles of Bangor offering service to European ports.
PROXIMITY TO AIRPORT	Adjacent to Bangor International Airport.
AIRPORT SERVICES	Bangor International Airport (BGR) is a full-service passenger, general aviation, and commercial airport open 24/7. BGR offers a broad range of convenient, affordable jet service to and from national and regional hubs, connecting nationwide, and worldwide with non-stop service to Boston, New York City LaGuardia, Philadelphia, Cincinnati, Detroit, Minneapolis-St. Paul and Newark. BGR facilitates the origination of cargo shipments, has over 30,000 sq. ft. of warehouse space located on the field, and offers air-ground freight services.
TELECOMMUNICATION	Maine has the first statewide high bandwidth Asynchronous Transfer Mode, entirely redundant, fiber-optic-based 100% digitally switched network enabling users to simultaneously transfer voice, data, and video at very high speeds. Maine's service and reliability ratings are among the best in the country, based on FCC service quality data.
FOREIGN TRADE ZONE	Available through BanAir Corporation. Bangor's FTZ (U.S. No. 58) consists of 33 acres in the airport complex. The site includes a central import processing building with 25,000 square feet of heated warehouse or light manufacturing space.
OTHER AMENITIES	High visibility area with close proximity to retail and service centers.



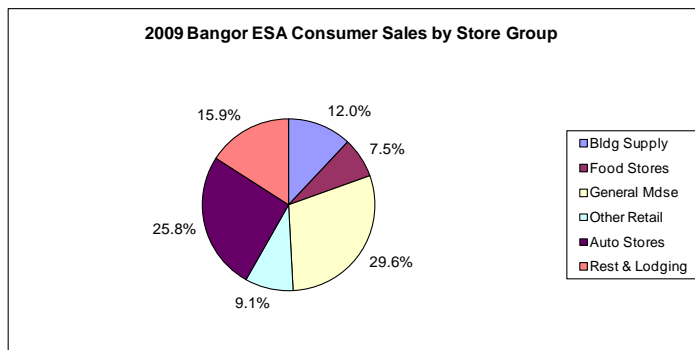
Available lots =
Occupied =



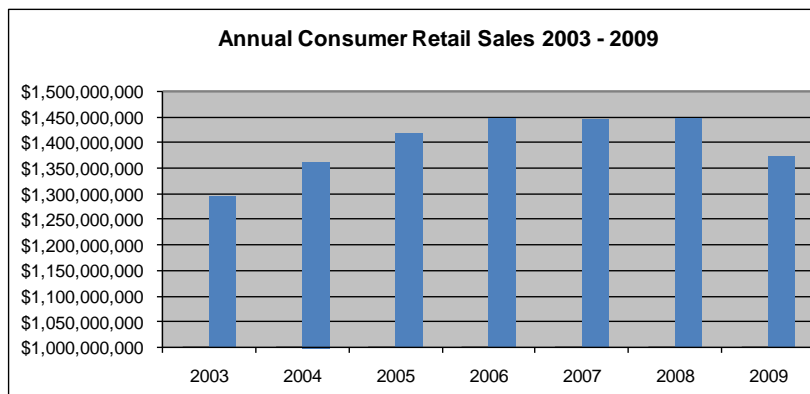
Retail Sales

The City of Bangor serves as a retail powerhouse for the region. Overall, taxable consumer retail sales in the Bangor area are over three times as much as the local population would be expected to support. According to Moody's Investors Service, Bangor is expected to remain the primary regional economic center for northeastern Maine, noting Bangor's "retail sales are substantial at an above-average 354% of the national average". Moody's also noted Bangor's geographically large service area which attract customers from much of northern Maine and the southern Canadian provinces.

The composition of the 2009 Bangor ESA retail sales by store group as a percentage of consumer sales is shown in the following graph. General Merchandise and Auto Stores are the largest store groups accounting for 29.6% and 25.8%, respectively, of consumer sales. Restaurant and Lodging is the third largest group with 15.9%. Building Supply at 12%, Other Retail at 9.1% and Food Stores at 7.5% mean that our retail sales have a healthy diversity in product group.



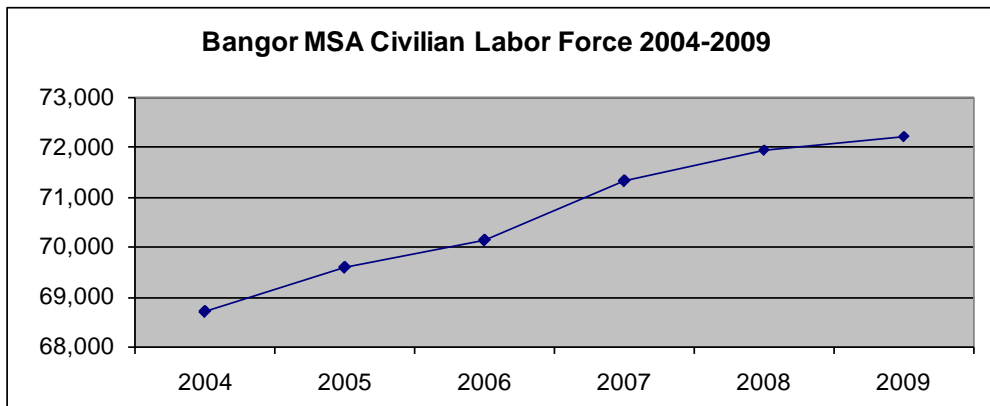
Total consumer sales were \$1.38 billion in 2009, down from \$1.48 in 2008. Auto sales were responsible for over a third of the total consumer retail sales decrease from 2008 to 2009. Restaurants sales were \$185.8 million in 2009, an increase of 2.3% from 2008.



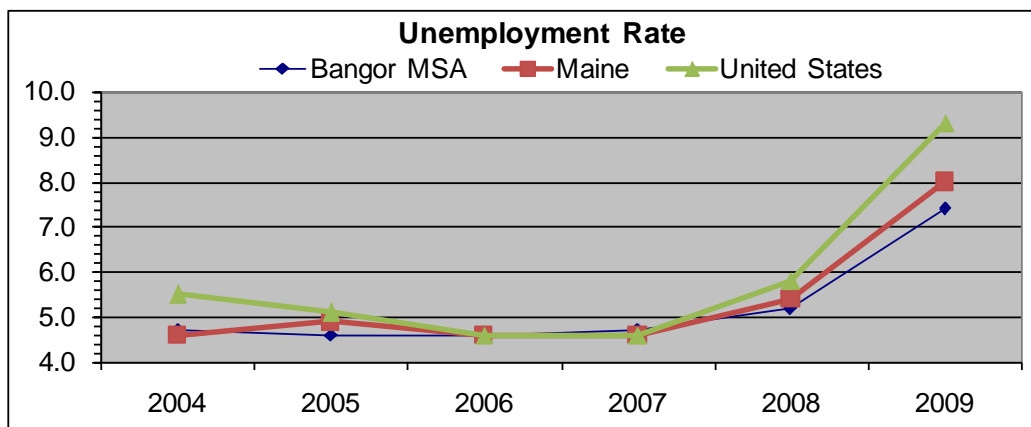


Labor Market

The Maine Department of Labor reported the 2009 annual average data for the Bangor LMA civilian labor force as 72,230, up from 71,800 in 2008. This is how many people who live in the Bangor LMA were in the civilian labor force in 2009, an increase of 270 from 2008, 900 from 2007, 2,100 from 2006 and 2,640 from 2005. Since 2004 the Bangor MSA Labor Force has increased by 3,520.



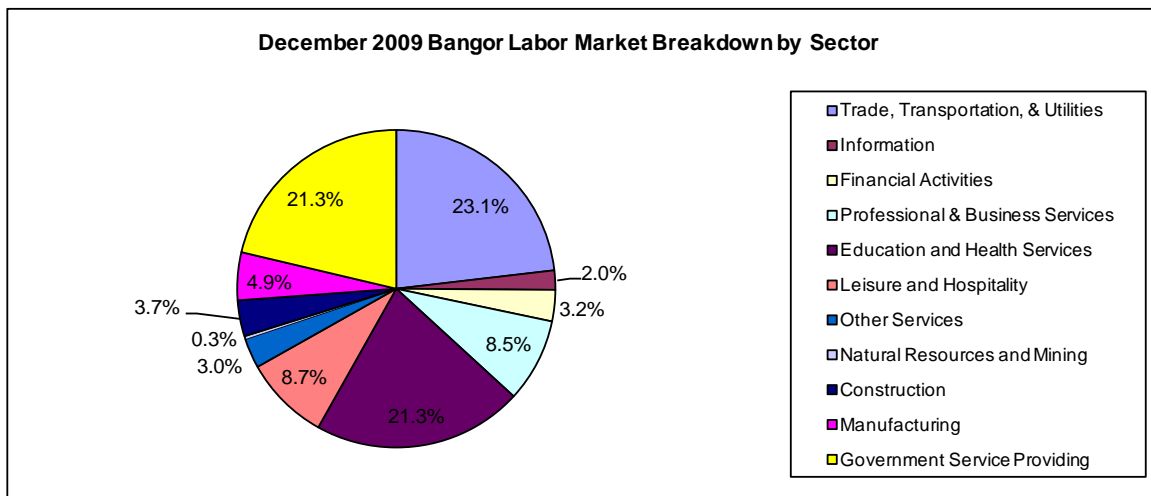
The number of people employed in 2009 in the Bangor MSA was 66,873 and the 2009 Bangor MSA unemployment rate was 7.4%. This was lower than the national (9.3%) and the State (8%) rates. The chart below shows the Bangor MSA unemployment rate compared to Maine and the United States over time. Historically, Bangor's unemployment rate is lower.



NONFARM WAGE AND SALARY EMPLOYMENT

Nonfarm Wage & Salary Employment is reported by Major Industry Division and provides data on the number and type of jobs in a variety of sectors. Major industries in Bangor include services, wholesale/retail trade, and government. Healthcare is also an important segment of Bangor's economy. Providers include two major medical hospitals, Eastern Maine Medical Center and St. Joseph Hospital, and two mental health facilities. Together, these institutions provide the city with a large number of medical specialists and, by extension, the area supports a number of related healthcare services.

There are 65,800 jobs in the Bangor LMA. The pie chart below shows, on a percentage basis, how those jobs are distributed among sectors. In sum, Bangor enjoys a healthy economic diversity in its labor market with employment in a broad range of sectors.



The 2009 Service-Providing Industry accounts for 60,000 jobs, or approximately 91% of employment in the Bangor Labor Market. Trade, Transportation, & Utilities is the largest service providing sector representing 15,200 jobs, 23% of employment. Of that 23%, Retail Trade comprises 16% (10,500 jobs). Education and Health Services account for 14,000 jobs, 21.3% of employment. Both Professional & Business Services with 5,600 jobs (8.5%) and Leisure and Hospitality with 5,700 jobs (8.7%) have a healthy presence in the Bangor Labor Market. The Financial Activities segment accounts for 2,100 jobs in Bangor's labor market. Information and Other Services have 1,300 and 2,000 jobs, respectively.

The Goods Producing Industry accounts for almost 9% of the Bangor LMA. Manufacturing has 3,200 jobs, Construction 2,400, and Natural Resources and Mining has 200.



AVAILABILITY OF WORK FORCE

The right people can always make a difference, and the people of the Bangor Region have proven time and again that they deliver for their employers. The Bangor region offers companies a productive, motivated and educated workforce. In fact, a recent recruitment effort for major employers in retail, service and manufacturing by the Maine Job Service yielded between six and ten qualified applicants for every available opening. In the Bangor region good jobs attract good people.

One reason is that within eight miles of Bangor, colleges provide over 16,000 people to our part-time labor pool and graduate 3,000 annually.

Bangor's labor force of over 70,000 people is one of the largest in Maine. The Commuter Area Work Force, which includes communities within current commuting patterns, is over 160,000 people. As such, the Bangor area offers businesses access to a large, diverse labor force.

As the chart below shows, there is a ready labor pool of 14,110 workers seeking the opportunity for employment. Due to underemployment, the actual number of people who are seeking full-time employment is greater than the unemployed number suggests.

Bangor Region Commuter Workforce JUNE 2010

<u>Labor Market Area</u>	<u>Labor Force</u>	<u>Employed</u>	<u>Unemployed</u>	<u>Rate</u>
Bangor MSA	70,600	65,300	5,300	7.5%
Belfast	13,580	12,420	1,160	8.5%
Dover-Foxcroft	9,400	8,370	1,030	10.9%
Ellsworth	30,350	28,080	2,260	7.5%
Lincoln	3,610	3,240	370	10.2%
Millinocket	3,980	3,410	570	14.3%
Pittsfield	7,480	6,630	850	11.4%
Waterville	22,200	20,350	1,850	8.3%
Total	161,200	147,800	13,390	8.3%

Source: Maine Department of Labor, Division of Labor Market Information Services, Local Area Unemployment Statistics (LAUS)

According to a study commissioned by the Maine Department of Economic and Community Development and performed by the Center for Business and Economic Research by the University of Southern Maine, approximately 12% of those who work part-time would prefer full time work but are unable to find it.

Perhaps more telling in terms of the availability of a qualified, ready and willing workforce, the same study found the mean time to fill skilled manufacturing positions in the Bangor Region is only one week.



Major Employers

Some of the Major Employers in the Bangor Region

Primary Source: Maine Department of Labor, 2009

1,000 – 4,000 Employees	Description
Eastern Maine Medical Center	Regional health care center
University of Maine	Main campus, state university system
Jackson Laboratory	Research Facility
Cianbro Corporation	Modular construction, contractors
Bangor Mall	Shopping complex
Hannaford Brothers Co	Major Supermarket Chain
Wall Mart Associates Inc.	Department Stores
500 –999 Employees	
St Joseph's Hospital	Health care center
Verso Paper	Paper Manufacturing Facility
L.L. Bean	Call center for incoming merchandise orders
Acadia Hospital	Residential substance abuse treatment facility
Bangor Savings Bank	Financial Institutions
Microdyne Outsourcing	Technical & customer support center
Community Health & Counseling Services	Community social services
300 – 499 Employees	
General Electric Power Systems	Turbine manufacturer
Hollywood Slots	Racino gaming facility & hotel
Eastern Maine Healthcare Systems	Regional health care facility
Community Health and Counseling Services	Regional counseling center
United States Postal Service	Postal service
Dysarts Service Inc.	Truck Stops & Plazas
Penobscot Community Health Center	Regional health care facility
Webber Oil Company	Fuel wholesaler & distributor
Hartt Transportation System Inc	Transportation
150 – 299 Employees	
Husson College	Academic College
Labree's Bakery	Bakery
Bangor International Airport	Airport
Affiliated Laboratory Inc.	Laboratory facility
Bangor Publishing Company	Newspaper publisher
Maine Community College System	Academic System
H E Sargent Inc	Road Building Contractors
Cyr Bus Lines	Motor Coach transportation company
Fairpoint Communications	Communications company
Darling's Companies	Automobile Dealer
Bangor Hydro-Electric Co	Electric Company
United Parcel Service	Package delivery
Verizon / Unicef	Telephone Communications
Securitas Security Services USA Inc	Security
M B N A Marketing Systems Inc	Credit card marketing
Quirk Chevrolet	Automobile Dealer
Old Town Canoe Co	Boats - Manufacturers